

# Land Use Application

Applicant(s): ROBERT A. NELSON Property Owner(s): \_\_\_\_\_

DOROTHY P. NELSON

Mailing Address: PO Box 598 Mailing Address: \_\_\_\_\_

Lyle, Wash. 98635

Phone: 509-365-4817 Phone: Cell 541-993-3569

Email: Ranpage48@gmail.com Email: \_\_\_\_\_

### Location of property:

Township: 3 Range: 13 Parcel address: 03-13-3100-0019/00  
~~03-3100-0019/00~~

Section & Qtr. Section: 31 County: Klickitat

Tax Lot No(s): \_\_\_\_\_ Parcel Size (acres): 16.50

Existing use of parcel: Private Residence

Use of adjacent parcels: Private Residence

**Project description:** This should include all proposed activities and details on size, height, exterior colors, and construction materials of proposed structures. Any areas of ground disturbance and landscaping details should also be described. It is important to describe all aspects of your project so that you may gain approval for all of the development activities you plan to do.

Building to be 24'x35', height 15'2", exterior Color will match the house, mocha tan and 26 gauge steel and cement. Ground disturbance will be the excavation for the cement only. Trees everywhere and hidden from view. This building will be used for a Garage for my truck, tractor & a small work shop. It also holds my well. This is the only flat area



Mocha Tan (22)

Over →

Expanded project narrative

Received: 1-7-17

Robert & Dorothy Nelson

14 Henderson Rd

PO Box 598 Lyle, WA 98635

The proposed use would be to garage my truck, tractor, pump well, and a small work area. The height of the building will be 15'2" which is much lower than the east side slope. The exterior color is mocha tan and is the same color as the house. There is a sample color on file with the paperwork. It will have a cement floor with an 18' frost lining footing with rebar.

There are no key viewing areas visible.

The house is 2 tenths of a mile into the trees from Centerville Rd. The boundaries, dimensions, and size of the subject parcel is described in the survey map that you already have. Significant terrain features are nothing except the land is on a good slope on the east side and state land on the west side.

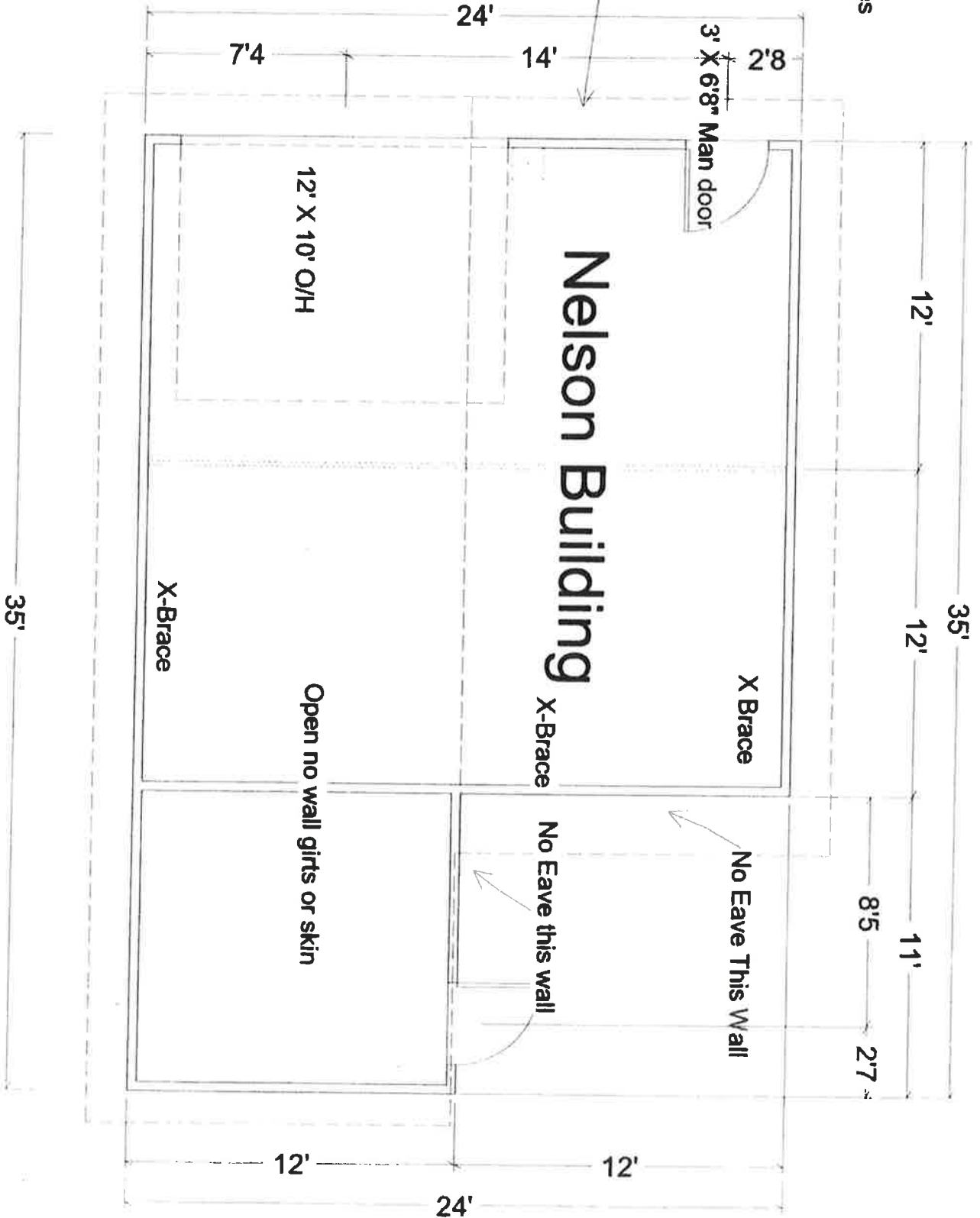
We have 3 kinds of trees, oak, pine, and fir all around. I had to cut 2 oaks to make room for this project. There are no bodies of water on the property. The water flow goes from east to west with no flooding anywhere.

The driveway is sufficient for one-way travel with pull outs. Location and size of existing and proposed structure is on the handwritten map. The well is in the new building, sewage is on the west side with the leech line going north. Power and telephone come from Centerville Rd.



18" Ex-Eaves

Shear Wall



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**Application checklist:** The following is required to complete your application:

- Application form completed and signed
- Site plan
- Key viewing areas checklist, elevation drawings, and landscape details, if required
- Names and addresses of adjacent property owners, if required 47
- Any additional information as required

Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. **Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.**

**Applicant(s) signature:** Robert A. Nelson date 12-17-16

Dorothy L. Nelson date 12-17-16

**Property owner(s) signature:** Robert A. Nelson date 12-17-16

Dorothy L. Nelson date 12-17-16



## ***Adjacent Property Owners:***

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If your project is included in one of the categories below, then you must submit names and address of adjacent property owners within a specified distance (200 feet or 500 feet) of the perimeter of your parcel. The following list specifies the distance within which property owners must be notified of your proposal. You only need to provide the names and address (along with the parcel number); the Commission will send the notice.

Your county Assessor's Office can assist you in obtaining this property owner information. You may use the back of this form to record the names and addresses or you may submit forms which the county may provide you.

### **Notification of landowners within 200 feet:**

- Uses within Residential designation (except single-family dwellings located adjacent to Agriculture or Forest designations - see notification of landowners within 500 feet)
- Uses within Agriculture designation (except non-farm single-family dwellings in Large-Scale Agriculture designation - see notification of landowners within 500 feet)
- Uses within Forest designation (except utility facilities, railroads, home occupations, cottage industries, wineries, agriculture product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of non-profit camps-retreats-conference centers, bed and breakfasts, and non-profit learning/research facilities - see notification of landowners within 500 feet)
- Uses within Commercial designations
- Uses within Recreation designations
- Uses within Open Space designations
- Uses within Agriculture-Special designations
- Uses within Special Management Areas

### **Notification of landowners within 500 feet:**

- Single-family dwellings within Residential designation located adjacent to Agriculture or Forest designations
- Non-farm single-family dwellings within Large-Scale Agriculture designation
- Utility facilities, railroad, home occupations, wineries, agriculture product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of nonprofit camps/retreats/conference centers, and bed and breakfasts, non-profit learning/research facilities within Forest designations